

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Taunton Consortium

State: MA

PJ's Total HOME Allocation Received: \$4,593,069

PJ's Size Grouping*: C

PJ Since (FY): 2004

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C
Program Progress:			PJs in State: 19			
% of Funds Committed	87.97 %	94.99 %	18	93.41 %	15	13
% of Funds Disbursed	81.22 %	88.48 %	18	84.68 %	28	27
Leveraging Ratio for Rental Activities	9.45	7.52	1	4.72	100	100
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	92.86 %	1	80.76 %	100	100
% of Completed CHDO Disbursements to All CHDO Reservations***	40.25 %	72.26 %	19	68.18 %	13	12
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	86.96 %	81.71 %	8	80.32 %	53	60
% of 0-30% AMI Renters to All Renters***	39.13 %	50.15 %	16	45.16 %	38	37
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	91.30 %	97.12 %	18	95.04 %	19	19
Overall Ranking:			In State: 19 / 19		Nationally: 42 39	
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$20,760	\$26,647		\$26,037	23 Units	15.80 %
Homebuyer Unit	\$10,685	\$16,054		\$14,755	83 Units	56.80 %
Homeowner-Rehab Unit	\$23,067	\$14,900		\$20,487	40 Units	27.40 %
TBRA Unit	\$0	\$3,709		\$3,225	0 Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Taunton Consortium MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$95,941	\$163,102	\$24,067
State:*	\$143,827	\$100,449	\$22,840
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.12

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	76.2	87.8	95.0	0.0
Black/African American:	4.8	6.1	2.5	0.0
Asian:	0.0	1.2	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	2.5	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:				
Hispanic	19.0	4.9	0.0	0.0

HOUSEHOLD SIZE:				
1 Person:	52.4	17.1	27.5	0.0
2 Persons:	28.6	22.0	25.0	0.0
3 Persons:	14.3	20.7	30.0	0.0
4 Persons:	4.8	28.0	10.0	0.0
5 Persons:	0.0	4.9	2.5	0.0
6 Persons:	0.0	3.7	5.0	0.0
7 Persons:	0.0	3.7	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	52.4	17.1	12.5	0.0
Elderly:	9.5	2.4	25.0	0.0
Related/Single Parent:	28.6	41.5	25.0	0.0
Related/Two Parent:	4.8	37.8	27.5	0.0
Other:	4.8	1.2	10.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:		
Section 8:	9.5	0.0 #
HOME TBRA:	0.0	
Other:	66.7	
No Assistance:	23.8	

of Section 504 Compliant Units / Completed Units Since 2001 6

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Taunton Consortium

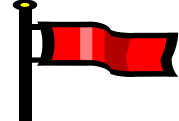
State: MA

Group Rank: 42
(Percentile)

State Rank: 19 / 19 PJs

Overall Rank: 39
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	40.25	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.96	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	91.3	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1.03	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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